COLDWELL BANKER
EUROPA REALTY

Apartment Neuilly-sur-Seine 101 m²



SALE PRICE : 1 095 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Nestled out of sight within a perfectly quiet private cul-de-sac in the heart of one of Neuilly-sur-Seine's most sought-after and prestigious neighborhoods, I invite you to discover this exceptional property.
A true haven of peace, this elegant duplex apartment boasting 100 sqm of floor space (90 sqm Carrez law) occupies the 4th and 5th (and top) floors of a beautiful, well-maintained building.

From the very first level, the apartment captivates with its well-designed layout and natural light. A welcoming entryway guides you to a beautiful living area. This spacious living room opens onto a charming balcony. Adjoining the living room, the semi-open kitchen has been designed to combine practicality with a warm, inviting atmosphere. This level also offers a first bedroom and a separate shower room, an ideal layout for a teenager or for hosting guests in complete privacy.

Taking the stairs, you reach the sleeping quarters, designed as a true cozy cocoon under the eaves. The landing has been cleverly optimized and converted into a custom office space, perfect for your remote work days. It leads to a second beautiful bedroom, a functional bathroom, as well as a superb master bedroom complete with a large, fitted walk-in closet.

The unparalleled appeal of this duplex also lies in its rare location. You get to enjoy the absolute silence of a secure private street while having the vibrant energy of neighborhood life right at your doorstep. Just a few steps away, metro line 1 and an efficient network of bus routes guarantee seamless and rapid mobility to the heart of Paris or La Défense.

Your daily life can easily be organized entirely on foot: stroll through the aisles of the market, renowned for its excellent fresh produce, and enjoy the neighborhood's iconic food shops and boutiques. Families will be particularly drawn to the top-tier school zoning, offering immediate access to the most highly regarded primary, middle, and high schools in the municipality. Finally, the proximity to the leafy paths of the Bois de Boulogne provides an ideal setting for your family weekends or outdoor workouts.

Natural light, a flawless layout with no wasted space, absolute quiet, and a premium address make this duplex a rare find on the Neuilly market.

Are you looking for an apartment with undeniable charm, combining prestige and an exceptional quality of life? This stunning property is just waiting for you.
Contact me today to discuss your project and arrange a private viewing.

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FEATURES

Property type:	Apartment	Area:	101.65 m²	Property tax:	€825.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 398

Greenhouse gas emissions (GHG) index: F 88

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